

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Yankton Historic Commercial District

and/or common N/A

2. Location *Roughly bounded by 2nd, 4th, Pine and Broadway sts*

street & number 3rd St. betw Broadway and Pine, Walnut betw 4th and 2nd ^{N/A} not for publication

city, town Yankton ^{N/A} vicinity of congressional district First

state South Dakota code 46 county Yankton code 135

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government <input type="checkbox"/> scientific
	^{N/A} being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name multiple, see continuation sheet

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds, Yankton County Courthouse

street & number West Third and Broadway

city, town Yankton state South Dakota

6. Representation in Existing Surveys

title Downtown Yankton Historic Survey has this property been determined eligible? ^{see inventory list} ☒ yes ☒ no

date Fall 1979- Fall 1980 ☐ federal ☐ state ☐ county ☒ local

depository for survey records Historic Yankton Inc.

city, town Yankton state South Dakota

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>see individual site descriptions</u>

Describe the present and original (if known) physical appearance

Description of District

The city of Yankton is located along the banks of the Missouri River in the flood plain of the confluence of the James and Missouri Rivers. Presently, the shape of the city is a large rectangular grid. The downtown commercial area is set off by its opposing orientation of structures and the enlargement of the five principal north-south streets in a two block area between Second and Fourth Streets. Two of these streets, Walnut and Broadway, are boulevards.

The commercial district is composed primarily of two and three-story commercial and governmental buildings, constructed between 1869 and 1920. There are twenty landmark structures in the district. Of these, the majority are in a rusticated, Romanesque style (7); others include Italianate features (3), found commonly throughout the contributing structures as well. Queen Anne embellishments are found on several buildings (2) and Art Deco marks a reworked front facade (1). Two structures are major institutional buildings done in the classical or Georgian Revival modes. Three landmark buildings are modest frame structures with pressed metal fronts covering two of them. The remaining structures in the contributing and fabric categories are brick and frame, and are more modest versions of the Italianate and Romanesque styles. A number have been covered over in the 1950s-1960s era with pressed brick or metal fronts. Historic Yankton Inc. has been responsible for recent storefront restoration work on several buildings.

The peak years of building in the district were 1890 to 1910. Of the landmark structures, half were erected at this time. Today, the architectural core of the district is the intersection of Walnut and Third, with the major concentration of landmark structures on the 300 block of Walnut and the 200 block of West Third.

The Survey Process

The survey of the Yankton commercial area began in September of 1979: the survey committee was chaired by Caroline B. Steele. Initial work consisted of researching the tax record file in the office of the Yankton Director of Assessments, which was completed by Caroline Steele. She was assisted by Will Lyons, a local Boy Scout seeking to complete his Eagle Scout badge. Tom Steinbach and Sara Aasland also assisted in the early stages of the survey, gathering information on the age, ownership, use, and construction of the buildings located in the area. The perimeters of the nominated district were decided by the Board of Directors of Historic Yankton Inc. and staff members of the Historical Preservation Center. Focused on the core of the historic and architectural landmarks, the district is bounded on the west by Highway 81 and on the north by Highway 50, both of which have acted as boundaries of the commercial area throughout Yankton's history.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates see sites **Builder/Architect** —

Statement of Significance (in one paragraph)

Significant in the areas of architecture, commerce, and politics and government, the Yankton Historic Commercial District is a well preserved example of an 1870s to 1920 era commercial center. As one of the earliest communities in the state, and the first to achieve economic and political importance, Yankton represents a unique period of early and successful commercial history.

In 1858 Yankton was surveyed and platted by the Yankton Land and Town Company and a year later, settlement began. Sited along the Missouri River and near the mouth of the James, Yankton became the port of entry for many settlers into the Dakota Territory. Soon it became a key shipping town. The foundation for its wealth was established by 1862, when it became the territorial capitol. But, its major economic boom period came after 1861 when the Montana and Idaho gold rush opened the west. This was followed by the Homestead Act of 1862 and military encounters with Indians in the West River area, which promoted the river port of Yankton into the leading commercial town of the territory. A second major boom came after 1874 when the Black Hills were opened for homesteading and Yankton became the supply post for the eager speculators. The commercial area, which was oriented first to the river, began spreading northward onto higher ground in the 1870s. The first one-story frame buildings appeared along Third Street. In 1881 the Missouri River flooded. When the waters receded, new commercial buildings were erected upon the banks, on Third, Broadway, Walnut and Douglas Streets. By the mid-1880s to 1890s, Yankton was experiencing a building boom in the downtown area.

However, while Yankton was riding the crest of commercial prosperity in the '80s and 90s, this era also contained the events which would lead to its eclipse. In 1883 the territorial capitol was moved to Bismark, and railroads helped to make Sioux Falls the pre-eminent commercial town in the territory. By 1900 Yankton no longer was the leading city in the state. Yet its growth continued steadily into the 1920s, but with no major "boom" cycle.

The downtown Yankton Commercial District is unique in the state because of the number of early commercial structures and the lack of later, major growth which would have effected changes. New structures of differing style, scale and landscaping features were confined, for the most part, outside the district along East Third, Capitol and Douglas Streets. While many small towns in the state retain early, one-story, commercial buildings, few have districts which combine them with major examples of large scale, urban architecture. Conversely, while larger cities have compact commercial centers, few have managed to retain their earliest

9. Major Bibliographical References

Karolevitz, Robert F. Yankton: A Pioneer Past. Aberdeen: North Plains Press, 1972.
McCormack, Richard J., ed. Yankton County in Dakota Territory Centennial Year, 1861-1961.
Stickney, S.D.: Argus Printers, 1961.
deed research, Yankton County Courthouse

ADDITIONAL REFERENCES

UTM NOT VERIFIED

10. Geographical Data

Acreage of nominated property 19
Quadrangle name Gavins Point Dam, Neb. - S. Dak. Quadrangle scale 1:24 000
UMT References

Zone	Easting	North	Zone	Easting	North
A 14 4	6 3 1 2 9 8	4 7 4 8 8 4 0	B 14 4	6 3 1 7 5 0	4 7 4 8 8 5 0
C 14 4	6 3 1 7 4 5	4 7 4 8 2 8 0	D 14 4	6 3 1 3 0 0	4 7 4 8 2 8 0
E			F		
G			H		

Verbal boundary description and justification

See map with scale.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

11. Form Prepared By

name/title Herb Dawson , technical editing: Carolyn Torma Historical Preservation Center
University of South Dakota
Vermillion, SD 57069 605-677-5313
organization Historic Yankton Inc. date 10 Nov 80
street & number 111 1/2 West Third telephone 605-665-7547
city or town Yankton state South Dakota

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☒ national ☐ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

James R. Fishburne

May 3, 1982

title Director, Office of Cultural Preservation

date

For HCRS use only

I hereby certify that this property is included in the National Register

William H. Bravham
Keeper of the National Register

date 6.23.82

Attest:

date

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received

date entered

Yankton Historic Commercial District
Continuation sheet

Item number 2 & 4

Page 1

Site Number	Name of Site and Location	Site Number	Name of Site and Location
<u>Landmark Sites</u>			
1	Yankton County Courthouse West Third and Broadway	72	O'Malley's 204 West Third
11	Treasure Chest 209 West Third	75	Russo's Restaurant 241 West Third
38	John Deere Building 213 East Third	81	Dawn's Fabric Shop 300 West Third
39	Gurney Hotel East Third and Capitol	86	Bob's Photography 306 West Third
46	Walnut Tavern 102 West Third	88	Menke Building 312-316 West Third
55	Dakota Territory Sewing Center 120 West Third	98	Midwest Industries 200 Walnut
56	Nacke Jewelry 122 West Third		
61	Dakota Theatre 328 Walnut		
63	Telephone Building 334 Walnut		
64	US Post Office 321 Walnut		
65	Yankton Daily Press and Dakotan 315 Walnut		
69	Ranch House Varvel Building 309 Walnut		
70	Wilcox Building 200 West Third		
71	Dinner Bell 202 West Third		

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Yankton Historic Commercial District

Continuation sheet

Item number 2 & 4

Page 2

For HCRS use only
received
date entered

Site Number	Name of Site and Location	Site Number	Name of Site and Location
<u>Contributing Sites</u>			
5	Hatch Furniture Reetz Building 221 West Third	34	Nyberg, DDS (Office) 201 East Third
6	Kate's 219 West Third	35	United Clothing 203 East Third
7	Karl's Music 217 West Third	36	Fitzgerald's Potato Chips 205 East Third
8	The Pantry 215 West Third	37	Lindsay Water Conditioning 209-211 East Third
9	Don's Super Saver 213 West Third	44	Vacant 104 East Third
10	Castle Coombe 211 West Third	45-A	Go-Inn Cafe 102 East Third
16	Fantel Bros. Dept. Store 121 West Third	45-B	Boomers Lounge 100 East Third
19	Doyle Building 11 West Third	50-A	Sandy's Crafts 108 West Third
20	Rexall Drugs 109 West Third	50-B	Fountain of Beauty 110 West Third
24	Hatch Furniture 109 East Third	51	Johnson's Shoes 112 West Third
29	Warehouse 227 Capital	52	Barber Shop - The Pawnshop (Final Touch) 114 West Third
30	Young-Yankton Auto Electric 218 Capital	53	Daylight Donuts 116 West Third
31	Building 220 Capital	67	Vacant 313 Walnut
32	Vacant 222 Capital	68	Offices 311 Walnut

**United States Department of the Interior
Heritage Conservation and Recreation Service****National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received

date entered

Yankton Historic Commercial District
Continuation sheet

Item number 2 & 4

Page 3

Site Number Name of Site and Location

Contributing Sites cont'd

76	Wards 216 West Third
77	Fox Jewelry 218 West Third
78	Dr. Shindler 220 West Third
79	Diamond Shoe 222 West Third
82	Heating with Wood Inc. 309 Cedar
92	Office 308 Broadway
93	Ludwig Agency 310 Broadway
94	Building 214 Walnut
95	Mollet 212 Walnut

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Yankton Historic Commercial District

For HCERS use only

received

date entered

Continuation sheet

Item number 2 & 4

Page 4

Site Number	Name of Site and Location	Site Number	Name of Site and Location
<u>Fabric</u>			
2	Goetz Law Firm Offices 311 West Third	49	Style Shop 106 West Third
17	Globe 117-119 West Third	54	Hanny's Mens Wear 118 West Third
18	Coast-to-Coast 113-115 West Third	57	Smith Insurance 308 Walnut
21	Shriver's Dept. Store 103 West Third	58	Moose Lodge 310 Walnut
22	Shriver's Dept. Store 101 West Third	59	Office Building 314 Walnut
23	Modern Body Shop 212 Douglas	60	Doyle, Dierle, Porter, & Kennedy 322 Walnut
25	Hatch's Furniture 109 East Third (annex)	62	Royal Athletic Company 334 Walnut
26	Pied Piper 111 East Third	66	Yankton Daily Press and Dakotan 315 1/2 Walnut (annex)
27-28	Furniture Gallery East Third (address should be between 113 and 119)	73	Homestead and Meredith Jewelry 208 and 206 West third
33	Dakota Sheet Metal 228 Capital	80	Scoblic Stationers 224 West Third
40	Department of Social Services 114-116 East Third	83	Building 311 Cedar
41	Bottle Shop 112 East Third	84	Northwestern Public Service 313 Cedar
47	Step Ahead 102 West Third	91	Title Company 306 Broadway
48	Hogan's Shoe Store Inc. 104 West Third	96	Knutson Western Wear 208 Walnut
		97	Sears 206 Walnut

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Yankton Historic Commercial District

Continuation sheet

Item number 2 & 4

Page 5

For HCRS use only

received

date entered

Site Number Name of Site and Location

Intrusions

3	American State Bank 225 Cedar
4	American State Bank 225 Cedar
12	Gambles 205 West Third
13	Gambles 205 West Third
14	First Dakota National Bank 210 West Third
15	First Dakota National Bank 201 West Third
42	Cock-a-Too Bar 110 West Third
43	Llama Room 106 East Third
74	Yankton Savings and Loan 210 West Third
85	Robbie's Bar 304 West Third
87	Modern Furniture 308 West Third
89	Warehouse to the rear of 312-316 West Third
90	K & D Laundromat 300 Broadway

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Yankton Historic Commercial District Yankton, SD

Continuation sheet

Item number

4

Page

1

For HCRS use only

received

date entered

Total Number of Owners		92
Total Number of Objections		36
Owners Objecting	46	
Owners Withdrawing Objection	10	
Waivers		10

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

Yankton Historic Commercial District

CONTINUATION SHEET

ITEM NUMBER 7 PAGE one

After the field work was completed, Herb Dawson, the Project Coordinator of the Downtown Restoration Project of Historic Yankton, Inc., categorized the buildings within the proposed district as either landmark, contributing, fabric or intrusion. A member of Historic Yankton, Inc., was then assigned to gather further historical and legal information on each landmark building. The participants included Dorothy Jencks, Caroline B. Steele, Karen Harmelink, Sara Aasland, Lois Varvel, Leta Levinger, Paula Kapitan, Renee Doyle, Jim Abbott, Jim Means, Tom Steinbach and Herb Dawson. Additional sources of information included the microfilm records of early editions of the Yankton Daily Press & Dakotan at the Yankton Public Library, the Centennial Edition of the Yankton Daily Press & Dakotan, June 13, 1961, Harkcom's History of Yankton, 1859-1879, and Yankton: A Pioneer Past by Robert Karolevitz, which were supplemented with interviews with the decedents of early pioneers and relatives and friends of original owners of buildings, as well as present building owners and occupants. In some cases, records in the office of the Yankton County Register of Deeds were re-searched and abstracts of properties were reviewed for further information.

Justification of Boundaries

The district comprises the late 19th and 20th century commercial core of the city. Originally sited along the river in order to service steamboat traffic, the commercial district began moving northward onto high land after c. 1870. It assumed its present shape by 1890.

The late 19th and early 20th century structures, which comprise the core of the district are centered on 3rd and Walnut Streets. Although commercial structures are found on the cross streets of Capitol, Douglas, Broadway and Cedar, only Walnut retains a sufficient density of period sites to constitute a crossarm in the district.

Fourth Street forms the northern boundary of both the commercial area and the district. Structures north of Fourth are domestic. Second Street forms the southern boundary and likewise marks the transition here between commercial and industrial buildings. The eastern edge of the district is demarcated by a change in architectural style and period, rather than function. The John Deere building is the last c. 1900 structure, which is almost surrounded by c. 1930's art deco structures. On the western edge, Broadway constitutes the border of commercial area. The street

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Yankton Historic Commercial District

CONTINUATION SHEET

ITEM NUMBER 7 PAGE two

itself was not included as it is a boulevard and larger in scale than the other streets. In addition, it has suffered from the loss of buildings. Interestingly, while Third Street structures face onto Third, those located along Second and Fourth are oriented to the north-south streets, such as Walnut. Third is the only east-west street in the historic core of the city to have structures oriented toward it.

The Yankton Historic Commercial District is anchored by landmark structures, which are themselves, eligible for listing on the Register. At the west end of Third is the courthouse, on the north edge are the post office and telephone buildings, at the eastern boundary are the Guernsey Hotel and John Deere buildings, and along the southern rim is the Schwenk Brewery. The alleyways behind the buildings facing onto Third and Walnut constitute the legal boundaries in most cases.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Yankton Historic Commercial District Landmark Structures, description and significance

CONTINUATION SHEET

ITEM NUMBER 7 & 8 PAGE one

SITE NUMBER 11

Treasure Chest
209 West Third

History

Mills and Purdy moved this building from the riverside district onto Third Street prior to 1869. When they refaced the structure at a later date, the metal front was marked with an "1869" date. Originally known as the Brecht Drug Store, it was the first pharmacy in the Dakota Territory. Dr. Brecht died in 1913 and the business was run by his son until 1957.

Description

An early frame commercial building with gable roof and parapet front, the Treasure Chest has a pressed metal front. One bay on the altered first floor and three on the second, the structure's most striking feature is its highly decorated facade composed of columns, swags, modillions, and floral motif designs. A smaller panel remains visible on the first floor.

Significance: architecture, business, early settlement

One of the rare surviving buildings from the first riverside commercial district, this structure was moved to this site in the 1860's. A common phenomenon in South Dakota commercial districts, this small frame building was later refaced with this fine, exhuberant pressed metal facade. The 1869 date on the facade refers to the establishment of the Brecht Drug Store; the building remained in use as a drugstore for many years. An early, famous local radio station, WNAX, had its studios here. Despite changes along the first floor, this structure is a rare and excellent example of 1860's commercial architecture.

SITE NUMBER 38

John Deere Building
213 East Third

History

Originally used as a woolen mill and located at Second and Douglas, the building was moved to its present location in c. 1907. It became a carriage shop for P. J. Nyberg

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Yankton Historic Commercial District Landmark Structures, description and significance

CONTINUATION SHEET

ITEM NUMBER 7 & 8 PAGE two

and Sons, who sold Studebaker wagons. The now demolished east end of the building served as a blacksmith shop. In the 1960's, Baggs and Tamisiea Company added a steel building to the rear. Froheich and Hanson sold farm machinery here in the 1920's and in the 1940's the business was assumed by Baggs and Tamisiea.

Description

Two-and-one-half stories in height, two, four, and three bays across the front floors and nine bays across the side, this frame building is sheathed in metal pressed into a rusticated stone block pattern. Gable-end entrance, with a parapet front, the second-story windows have molded metal pediments, while the remaining windows have horizontal, slightly molded lintels. A molded cornice and decorated pressed metal gable complete the building. In c. 1950s, green and yellow mapes panels were added to the reworked first floor. The entire structure was painted John Deere's trademark colors of green and yellow.

Significance: architecture, (agriculture) business

Another fine example of a commercial building with a pressed metal "skin" is the John Deere building. A common type found in small towns or on the periphery of commercial areas, the structure bears the color trademark of the company in its green and yellow paint and mapes panel tile front. The metal work has been extended around the building to give a finished appearance with three-dimensional molded cornice and hold molds.

SITE NUMBER 46

Walnut Tavern
100 West Third

History

Built in 1877 for Sylvester C. Fargo, the building was rented to Dudley and Hawley, hardware merchants. It passed to D. D. Gross, who operated the business until 1937. Walnut Tavern opened in 1937. One of four identical "block" buildings.

Description

One of four identical structures in a block, this remaining section is a two-story brick structure, three bays across the front, nine bays across the side. A molded metal cornice decorates two sides of the building and molded brick hood molds surround the windows. The front facade has pressed metal acanthus leaf motifs on hood molds and cornice. The front first floor has been altered, while the graphics on the blank side enliven Douglas Street.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Yankton Historic Commercial District Landmark Structures, description and significance

CONTINUATION SHEET

ITEM NUMBER 7 & 8 PAGE three

Significance: Architecture, business

The last remaining structure in the Fargo block is the Walnut Tavern building erected in 1877. An elegant Italianate structure with acanthus leaf details in the hood molds, the Walnut Tavern is the only example of an early, two-story, block front building in the district.

SITE NUMBER 55 - 56

Dakota Territory Sewing Center
120 West Third

History

J.B.S. Todd purchased the property in 1868; Farmers and Merchants State Bank erected this building in 1920. Later uses of the building include a bar and clothing store.

Description

This two-story commercial building has an L-shape and is built of light brown brick. Six bays on the front and five bays on the side, the bays are marked by pilasters or groupings of windows. A Prairie School influence is evident in the square massing of the building, in the projecting beltcourse and cornice, in the decorative features around the entrance, and in the treatment of the pilasters. The trimwork is cast concrete. Alterations have been made to the first floor and second-story windows.

Significance: Architecture, business.

The single example of the Prairie School in downtown Yankton, this late, restrained example retains a strong sense of balanced composition despite its alterations. It acts as one of the architectural anchors for the major intersection in the district.

SITE NUMBER 61

Dakota Theatre
328 Walnut

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Yankton Historic Commercial District Landmark Structures, description and significance

CONTINUATION SHEET

ITEM NUMBER 7 & 8 PAGE four

History

Built by Dr. D.W. Rudgers, eye, ear and nose specialist, in c. 1900, the theatre had as its first leasee, Maurice W. Jencks of the Hess Theatre. In the 1922-1927 era, manager Oscar Johnson, changed the name to Dakota Theatre. During the management of Bill Tammen, from 1941 to 1959, the theatre was given a new front.

Description

The three-story building is constructed of brick and Sioux Falls granite. Presently the facade is made of porcelain enameled panels and burnished metal done in bright deco colors. The panels are laid in a diagonal, and the cornice is curved metal. The third floor was once used for dances.

Significance: architecture, theatre

Opening with the performances of the Andrews Opera Company, the Dakota Theatre was known in its early years as the Rudgers Opera House. In 1922, WNAX, the famous Yankton radio station, broadcast its second concert from the Hess. The town's major theatre, the Dakota is one of the outstanding art deco theatre facades in South Dakota and remains virtually unchanged.

SITE NUMBER 63

Telephone Building
334 Walnut

History

Built in 1908 for Northwestern Bell, this structure had additions built to the rear in 1931, 1954, and 1969. Vacated in 1972, the structure is now used by the Royal Athletic Company.

Description

This brick structure is a one-story building placed on a half-story basement demarcated with a concrete water table and string course, faced in a decorative yellow-orange burnt brick, known locally as Yankton brick; the telephone building is three bays on the front facade. Capped with a cement pediment and acanthus leaf, the cornice bears a 1908 date stone. The door and windows have been altered. The brass plaque reading "Telephone Building" remains intact.

Significance: architecture, communications, business

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Yankton Historic Commercial District Landmark Structures, description and significance

CONTINUATION SHEET

ITEM NUMBER 7 & 8 PAGE five

Many small towns retain their early telephone buildings, which are often pleasant and architecturally witty, small scale structures. This building was built to the scale of the mid-nineteenth century Yankton commercial buildings. It emphasizes its distinct function both through the simplicity and boldness of its design and through the use of the striking, decorative brick commonly found in foundations and industrial structures in southeastern South Dakota.

SITE NUMBER 64

U.S. Post Office
Fourth and Walnut Streets

History

The site of Yankton's first school building in 1866, this lot was turned over to the post office, which erected this structure in 1905.

Description

Constructed of light gray granite, this Classical Revival building is five bays on the front and three across the sides. Rectangular in shape and two stories in height, it is surmounted with a balustrade and punctuated with large carved eagle over the central bay. The center three bays project slightly. A new, cement block extension has been added to the south and rear facades.

Significance: architecture, government

While many governmental buildings adopted the Classical Revival, palace style in the early years of the 20th century, not all were as successfully designed as the Yankton post office. This is a finely balanced composition of solids and voids, and the surface is enlivened by its highly three-dimensional molding of the basic rectangular block. The regularity and angular quality of the building contrasts well with the animated, carved eagle over the center bay.

SITE NUMBER 65

Yankton Daily Press & Dakotan
315 Walnut

History

Built by the German Athletic Association, the Turn-verein, in 1879-1880, this building

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Yankton Historic Commercial District Landmark Structures, description and significance

CONTINUATION SHEET

ITEM NUMBER 7 & 8 PAGE six

was assumed by the newspaper in 1905. In 1952, an addition was added to the rear.

Description

Built of brick, the structure is a long rectangle. The front of this hipped-roof building is a parapet wall composed of five bays with the central entrance bay projecting beyond the main facade. Trimmed in Italianate features, this building was built for institutional functions.

Significance: architecture, ethnic history, communications

Erected in 1879-1880 as the German club, Turner Hall, this building was an important social center for the city until 1905. Yankton had quite a number of German settlers, who patronized social institutions such as the Germania House and Turn-verein club. Purchased by the Yankton Daily Press and Dakotan in 1905, the building then became associated with the historic newspaper. The paper began life in 1861 as the Weekly Dakotan, and in 1873, after a merger, became the Press & Dakotan. The building is of architectural interest as well. One of the major statements of the Italianate mode in the downtown area, the building owes more to domestic, rather than commercial, style architecture. The building closely resembles domestic or academic Italianate structures with its projecting center bay forming the illusion of a tower. This image is most appropriate to a club, as it contrasts with the commercial structures.

SITE NUMBER 69

Wagner Building
309 Walnut

History

Built in c. 1890, this building has always served as a bar or cafe restaurant. One portion of the structure has been used for offices.

Description

This commercial structure is a two-story, yellow brick building trimmed in dark red sandstone. The front facade has three bays and the two stories are drawn together by the large elliptical arches on the flanking bays. The heavy cornice line is emphasized through several bold decorative elements including molded brick and carved stone finials. A pyramidal roof over the center bay tower has been removed.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Yankton Historic Commercial District Landmark Structures, description and significance

CONTINUATION SHEET

ITEM NUMBER 7 & 8 PAGE seven

Significance: architecture, business

A boldly designed facade distinguishes this landmark building in the district. Although alterations have marred portions of the building, this remains an important Victorian commercial structure. The strongly contrasting colors and almost whimsical use of striped and checked (or Queen Anne lattice work) designs are reminiscent of the Victorian eclectic architecture of Butterfield. The building is a rare example of this stylistic treatment in South Dakota commercial architecture.

SITE NUMBER 70

Wilcox Building
200 West Third

History

Built by E.P. Wilcox in 1888, this building was designed by architect, J.H. Coxhead of St Paul, Minnesota. William Glenfield was superintendent of work. Western Portland Cement (listed on the National Register) used this as office space when the building opened. Later, American Mortgage Company and Dakota National Bank used the facilities. Since the 1890's, many of Yankton's major business concerns were headquartered here.

Description

Rectangular in shape, three stories in height and constructed of brick, this commercial building gives the impression of a flat slab structure. Composed in two bays of the front facade and eight along the side, the building breaks the flat wall with a slight projection of the center three bays, the corbelling at the cornice line and the rustication of the store on the first floor. Decorative banding over the arched windows on the second floor is kept thin and flat, heightening the two-dimensional surface. The building is by no means molded in plastic, rather it emphasizes its straightforward and precisely articulated block with the assured composition and spare use of detail.

Significance: architecture, business

The pivotal building of the district, the Wilcox Block is an extremely well-designed commercial building which marks the very center of the district. The building is the most graceful example of a Richardsonian Romanesque design in the city. A much more complex composition than any of the other buildings in the district, it blends the solid massing common to Romanesque structures, with the light and elegant use of contrasting materials, colors, solids and voids, rectangles and semicircles. The structure is the architectural keystone for the district.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Yankton Historic Commercial District Landmark Structures, description and significance

CONTINUATION SHEET

ITEM NUMBER 7 & 8 PAGE eight

SITE NUMBER 71

Dinner Bell
202 West Third

History

This building appears in a 1909 photograph and appears to have been built sometime in the 1890's as the second half of two identical buildings. It has been used as a cafe and grocery store.

Description

A two-story, three-bay rusticated stone-faced commercial building, this structure has simple design embellishments, including arched second-story windows, a row of stone dentils and a row of small arches in the cornice line. The first floor has been altered.

Significance: architecture, business

These two buildings (71, 72) are modest examples of Romanesque commercial architecture. Their relatively early date (c. 1890's) and simple straightforward use of Romanesque design vocabulary combine to make these local architectural landmarks.

SITE NUMBER 72

O'Malley's Bar
204 West Third

History

The earlier of two identical buildings erected side by side, this structure appears in a c. 1889 photograph. O'Malley's Bar on the first floor was founded by "Happy Jack" O'Malley, a popular, early radio entertainer on WNAX. The Lyric Theatre was housed here at one time.

Description

This is a two-story, three-bay, stone-faced brick structure with an altered first floor. The front facade has rusticated cut stone with darker red sandstone trim.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Yankton Historic Commercial District Landmark Structures, description and significance

CONTINUATION SHEET

ITEM NUMBER 7 & 8 PAGE nine

Significance: architecture, business

Identical to the Dinner Bell, this building is a simple Romanesque commercial structure. Once the home of the Lyric Theatre, this later became O'Malley's Bar, run by proprietor "Happy Jack" O'Malley, a WNAX celebrity.

SITE NUMBER 75

Russo's
214 West Third

History

Built c. 1893 as the Yankton National Bank, the structure was purchased in 1909 by William Heaton, who moved the First National Bank here. The First National absorbed the Yankton National Bank and remained in this building until 1931. Other uses of the structure have included an I.O.O.F. hall and various company offices.

Description

Three stories in height, this brick commercial building is faced on the front facade with stone. Three bays in the front, the easternmost bay is rounded on the corner. The westernmost bay projects slightly and features paired windows on the second and third floor, an arched recessed entranceway, and a smooth-finished red granite column, which contrasts with the rusticated cut stone. The building has a half-story basement, which is currently used as a restaurant.

Significance: architecture, business

One of the two major examples of commercial Romanesque architecture in Yankton, this building has several fine features, which add to the urban character of the building. The recessed entranceway punctuated with eye level carved capitals and a delicate, fully carved column creates a dramatic architectural highlight on the main street. Banks and fraternal lodges often brought the most current and "sophisticated" architecture to small towns at the turn of the century. This building is an extremely well-preserved example of both the style and this social phenomena.

SITE NUMBER 81

Dawn's Fabrics
300 West Third

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Yankton Historic Commercial District Landmark Structures, description and significance

CONTINUATION SHEET

ITEM NUMBER 7 & 8 PAGE ten

History

Built between 1875 and 1908, as part of Sawyer's Block by Isaac Piles, this segment served as I. Piles & Co., a shoe store, and, after 1908 as Henry Davis Pool Hall. Still later it served as a music store, second hand store, paint store, and fabric shop.

Description

This three-story rectangular-shaped, commercial building was built in c. 1875, as it closely resembles the now demolished Merchant's Hotel built in 1873. Composed as two bays along the front and four along the side, the building's windows are grouped by threes in the main facade and in twos on the side. The cast metal columns remain visible on the first floor, which has suffered only minor alterations. Italianate features predominate.

Significance: architecture, business

Built soon after 1875, this is the most completely intact early building in the district. It is the only structure to retain the attenuated cast metal columns on the first floor, which distinguish commercial structures of the 1870-1890 era. Original details on the second and third floors remain unaltered.

SITE NUMBER 86

Bob's Photography
306 West Third

History

Built in 1874, this structure was part of the Sawyers Block. In 1875 or 1876, the Daily Press & Dakotan was located on the second floor. From 1899 to 1934 Louis Janousek's Studio occupied the building; Bob's is a descendent of that firm.

Description

Two-stories in height, this commercial building is constructed of brick and arranged in a three bay composition. Although the original 1874 first floor front has been changed, the later, early 20th century store front blends well with the Italianate details of the second floor and cornice. All three-dimensional trim is created with bricks.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Yankton Historic Commercial District Landmark Structures, description and significance

CONTINUATION SHEET

ITEM NUMBER 7 & 8 PAGE eleven

Significance: architecture (photography ?)

The home of Yankton photographers for over ninety years, this building is a very well-preserved example of a 1870's building, which was altered in a sympathetic manner in the early 20th century.

SITE NUMBER 88

Menke Building
312, 314, 316 West Third

History

This property was originally owned by Todd & Frost, and later sold to Mark Parmer of Madison County, Nebraska. The building is mentioned by 1882, but was probably erected at an earlier date. The shoe repair store is one of the oldest businesses in Yankton, dating from 1915.

Description

This commercial building is composed of three separate stores which appear to have altered store fronts. Built of frame and featuring decorative sawn brackets at the roofline, the building appears to have been constructed in two units. The western store front looks to be constructed at a separate time.

Significance: business, architecture

One of the oldest remaining structures in the district, the Menke building probably dates from c. 1870. The building is an interesting remnant from the 1870-1880 period, when a majority of the downtown structures were one-story and frame.

SITE NUMBER 98

Schwenk Brewery
200-204 Walnut

History

Built (and designed?) by Fredrick William Schwenk in 1904, this structure served as the power and bottling plant for the Schwenk-Barth Brewing Company. In 1919, it changed use to the Nash-Finch Wholesale Grocery and Fruits warehouse. Since 1952, it has served as a cleaners.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Yankton Historic Commercial District Landmark Structures, description and significance

CONTINUATION SHEET

ITEM NUMBER 7 & 8 PAGE twelve

Description

The structure consists of a two-story central building and two flanking one-story buildings. Built entirely of reddish-orange brick, the brewery has the simple, bold details of c. 1900 industrial buildings. This includes the nearly flat, largely unarticulated surfaces, punctuated with bold geometric shapes, such as the arched windows, and recessed central panels. Corbelled cornices are another common industrial treatment which add a three-dimensional quality to the solid mass of the large structure. This building also features a fine line of decorative granite which functions as both string course and hood mold.

Significance: industry, architecture, business.

This single, industrial building in the district marks the visual and spatial separation of the commercial and industrial sections of the city. The building also serves as a reminder of a common 19th and early 20th century industry which has ceased to exist in Yankton and other small towns. The building itself is a well-executed industrial structure, which balances its large mass and bulk against its precisely incised details, such as the corbelled brick cornice on the main building and simple yet bold granite string course/hood molds on the subordinate buildings.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

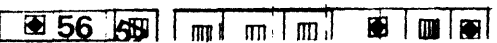
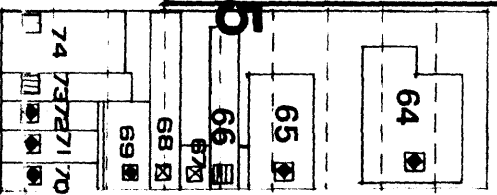
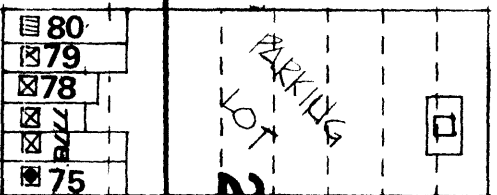
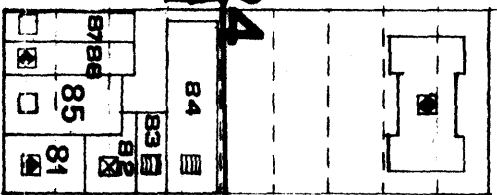
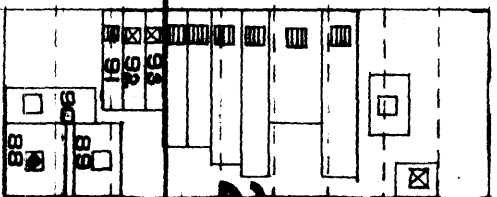
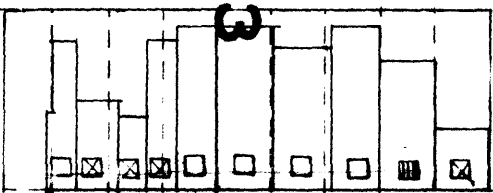
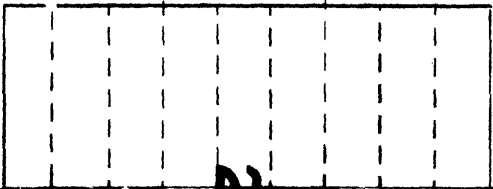
Yankton Historic Commercial District

CONTINUATION SHEET

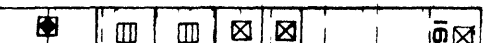
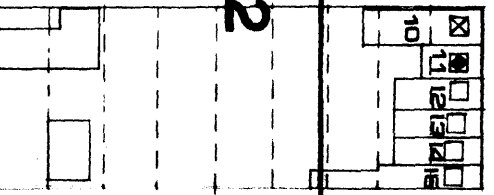
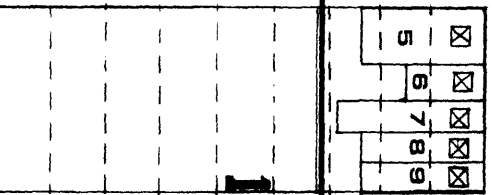
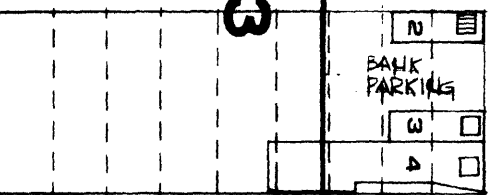
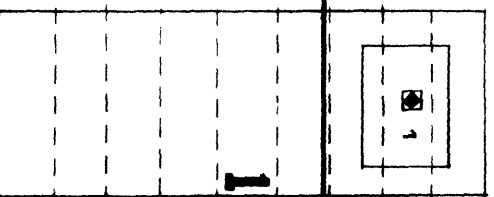
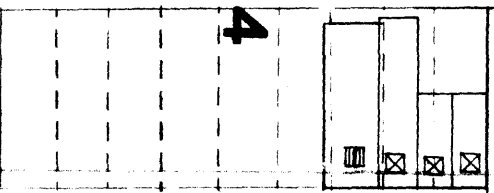
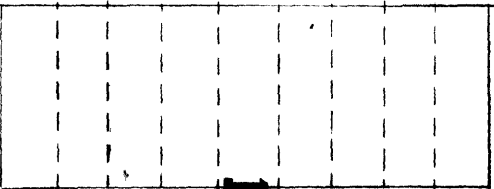
ITEM NUMBER 8 PAGE one

frame structures in the downtown area. Yankton remains the single example in which the history of both early settler town and major commercial and manufacturing center can be traced in its architecture.

4TH



3RD



YANKTON HISTORIC COMMERCIAL DISTRICT

